

A

Abatement	6-22	Appeals	6-36
Access and Circulation	4-20	Appeal Criteria	6-36
Access Ways and Pathways	4-23	Failure to File an Appeal	6-37
Design Guidelines	Appendix A-V	Time Limitations	6-37
Motor Vehicle Access and Circulation Standards	4-23	Appeal, Parties to	6-36
Pedestrian and Bicycle Access and		Appeal Stays Proceedings	6-36
Circulation Standards	4-25	Conditions When Granting Appeal	6-36
		Public Hearing	6-36
Accessory Buildings, Uses and Structures	3-16	Application Submittal and Review	6-3
Accessory Building	3-16	Administrative Application Review Procedures	6-6
Accessory Structure	3-16	Application Acceptance	6-4
Accessory Uses	3-16	Application Forms and Submittal Requirements	6-3
		Application Submittal	6-4
Accessory Dwelling Unit (ADU)	3-17	Concurrent Review of Applications for Same Project	6-5
Building Codes	3-17	Initiation and Withdrawal of Application	6-3
Development Standards	3-18	Legislative Review	6-7
Floor Area	3-18	Public Hearing Application Review Procedures	6-4
Infrastructure	3-18	Public Meeting Application Review Procedures	6-4
One ADU per Lot	3-18		
Use Permit	3-17	Application Acceptance	6-5
		Complete Application	6-6
Administrative Application Review Procedures	6-7	Processing Application	6-6
Appeal	6-7	Review for Completeness	6-6
Application Submittal and Review of Completeness	6-7		
Notice of Decision	6-7	Applications	6-7
Preliminary Review Process	6-7	Abatement	6-29
Submit Application	6-7	Code Interpretations and Similar Use Rulings	6-9
		Development Plan Review	6-18
Adult-Oriented Businesses	3-18	Fee Schedule	Appendix G
Locational Requirements	3-18	General Plan Amendment	6-10
Operational Requirements	3-20	Modify Approved Plan, Planned Area Development (PAD)	
		Overlay, Use Permit or Condition of Approval	6-29
Agricultural Uses	3-21	Planned Area Development (PAD) Overlay District	6-17
Apiaries	3-21	Security Plan	6-29
Dairy Farm	3-22	Shared Parking	6-29
Farming	3-19	Specific Plan	6-10
Grazing	3-21	Subdivisions, Lot Splits and Adjustments	6-20
Horse Stables	3-21	Use Permit	6-23
Keeping of Horses	3-22	Variances	6-27
Livestock	3-21	Zoning Map Amendments and	
Processing of Farm Products	3-21	Code Text Amendments	6-16

Approval and Appeal Authorities	6-1
Summary Decision Matrix	6-1

Apache Boulevard Project Area Committee	1-13
--	-------------

Art in Private Development	4-19, Appendix D
-----------------------------------	-------------------------

B

Bed and Breakfast	3-22
Accessory Use	3-22
Employees	3-22
Maximum Size	3-22
Meetings and Social Gatherings	3-23
Service to Guests	3-22

Bicycle Parking Design Guidelines	Appendix A-III
--	-----------------------

Board of Adjustment	1-12
Appeals	1-14
Creation and Purpose	1-11
Organization	1-14
Powers and Duties	1-13

Boarding Room	3-25
----------------------	-------------

Boutique	3-23
Enclosed	3-23
Impacts	3-23
License	3-23
Operation	3-23
Products Sold	3-23
Sales Tax	3-23
Signs	3-23
Violation	3-23

Building Design	4-15
Art in Private Development	4-19, Appendix D
Building Height Step-Back	4-18
Building Identification	4-18
Employee Service Entrances and Exits	4-19
Mechanical Equipment	4-18
Public Safety Radio Amplification System	4-17
Purpose and Applicability	4-17

Building Design Guidelines	Appendix A-II
-----------------------------------	----------------------

Building Permit and Certificate of Occupancy	1-7
Building Permit	1-7
Certificate of Occupancy	1-7
Prior to Final Completion	1-7

C

Child Care, In Home	3-23
Administrative Review	3-23
License and Certified	3-23
Use Permit	3-24

City Council	1-24
Appeals	1-24
Creation and Purpose	1-24
Duties and Powers	1-24
Organization	1-24

Code Interpretations and Similar Use Rulings	6-7
Approval Criteria	6-8
Procedure	6-7

Record	6-8	T	7-29
		U	7-30
Commercial and Mixed-Use Districts	3-4	V	7-30
Development Standards for	4-8	W	7-30
Permitted Uses in	3-6	X	7-31
		Y	7-31
		Z	7-31
Compliance and Scope	1-5		
Compliance	1-5		
Most Restrictive Regulations Apply.	1-5	Design Guidelines	Appendix A
Obligation by Successor	1-5	Access and Circulation Design Guidelines	Appendix A-V
Transfer of Development Standards Prohibited	1-6	Bicycle Parking Design Guidelines	Appendix A-III
Variances	1-5	Building Design Guidelines	Appendix A-II
		Landscape Design Guidelines	Appendix A-IV
Conditions of Approval	6-32	Purpose and Applicability	Appendix A-I
Contract for Conditions	6-32	Security Gates Design Guidelines	Appendix A-VI
Failure to Fulfill Previous Conditions	6-33		
Modification or Removal of Conditions	6-33	Design Review Board	1-22
Time Limits on Conditions	6-32	Appeals	1-23
		Created and Purpose	1-22
Conformance with General Plan	1-6	Duties and Powers	1-22
		Organization	1-23
		Development Plan Review	6-17
		Approval Criteria	6-18
		Procedure	6-17
		Time Limitations	6-19

D

Definitions	7-1
A	7-2
B	7-6
C	7-8
D	7-9
E	7-11
F	7-12
G	7-12
H	7-12
I	7-13
J	7-13
K	7-13
L	7-14
M	7-18
N	7-19
O	7-20
P	7-21
Q	7-22
R	7-22
S	7-23

Development Standards	4-1
Access and Circulation	4-20
Administration	4-3
Building Design	4-15
Commencement of Use or Development	4-2
Commercial and Mixed-Use Districts	4-7
Completion or Bonding Prior to Occupancy Permit	4-2
Conformance to Approved Plans Required	4-2
Design Guidelines	4-3, Appendix A
Exceptions	4-8
Exceptions to Part 4	4-2
General Development Standards	4-4
General Regulations and Approval Criteria	4-2
Landscape and Walls	4-37
Lighting	4-46
Maintenance	4-2
Office/Industrial Districts	4-8
Overlay Districts	4-3
Parking	4-27
Public Infrastructure	4-10
Reference to Other Design Guidelines and Standards	4-3
Residential Districts	4-5
Signs	4-52
Drive-Through Facilities	3-24

F

Fee Schedule	Appendix G
Fractions Measurement	1-7

G

General Plan Amendment	6-9
Approval Criteria	6-12
Procedure	6-10
General Industrial Overlay District	5-8
Boundaries	5-9
General Regulations	5-8
Purpose	5-8

Uses Requiring a Use Permit	5-9
-----------------------------	-----

Group Homes for Adult Care, Persons with Disabilities, and Child Shelter	3-25
Administrative Review Required	3-25
Distribution of Uses	3-25
License	3-25
Occupancy	3-25

Guest Quarters	3-25
-----------------------	-------------

H

Hearing Officer	1-11
Appeals	1-11
Created and Purpose	1-11
Duties and Powers	1-11
Organization	1-11

Historic Preservation Commission	1-12
---	-------------

Home Occupation	3-26
Advertising and Signs	3-27
Appearance of Residence	3-26
Business Hours	3-27
Employees	3-27
Prohibited Uses	3-27
Storage	3-26
Vehicles, Parking and Traffic	3-27

Hospitals, Sanitariums, Nursing Homes	3-27
--	-------------

L

Landscape, General Standards	4-37
Clear Vision Requirements	4-39
Ground Cover	4-39
Landscape Area	4-38
Low Water Use Landscape	4-38
River rocks	4-39
Trees	4-39
Water Retention Area Landscape Standards	4-37

Landscape, Parking Facility Standards	4-40
Display Prohibited	4-41
Parking Lot Landscape Dimensions	4-41
Parking Lot Landscape	4-40
Parking Structures	4-41
Screens	4-41
Landscape, Street Frontage Standards	4-40
Parking Screening	4-40
Street Trees	4-40
Landscape and Walls	4-37
General Landscape Standards	4-37
Parking Facility Landscape Standards	4-40
Pedestrian Amenities	4-42
Purpose and Applicability	4-37
Screens, Walls, and Access Control Landscapes	4-42
Street Frontage Landscape Standards	4-40
Landscape Design Guidelines	Appendix A-IV
Legislative Review	6-5
Lighting	4-46
Exemptions	4-50
Lighting Standards	4-46
Photometric Plan	4-46, Appendix E
Prohibited Lighting	4-49
Purpose and Applicability	4-46
Lighting Standards	4-46
Illumination in General	4-47
Illumination Levels	4-47
Mounting and Operation of Light Fixtures	4-47
Specific Areas to be Illuminated	4-48
Live-Work	3-28
Employees	3-28
Signs	3-28
Vehicles, Parking and Traffic	3-28

M

Mini-Warehouse	3-28
Mobile Homes	3-28
Access	3-28
Perimeter Walls	3-28
Modify Approved Plan or Condition of Approval	6-27
Approval Criteria	6-28
Procedure	6-27
Motor Vehicle Access and Circulation Standards	4-18
Access Location Options	4-19
City Approval of Access Required	4-18
Driveway and Private Street Construction	4-23
Driveways	4-22
Fire and Refuse Trucks	4-20
Ingress and Egress	4-19
Mobile Home Park, Mobile Home Subdivision, and Trailer Park Access	4-23
Number of Access Points	4-22
Spacing	4-22
Traffic Impact Analysis	4-18
Vertical Clearances	4-22
Vision Clearance	4-22

N

Neighborhood Meetings	6-30
Meeting Location	6-31
Meeting Schedule	6-31
Meeting Summary	6-32
Notification Requirements	6-31
Non-Conforming Use or Development	3-33
Damage to a Legal Non-Conforming Development	3-34
Discontinuance of a Legal Non-Conforming Use	3-34
General Provisions	3-33
Legal Non-Conforming Development	3-33
Legal Non-Conforming Lots of Record	3-34
Legal Non-Conforming Use	3-33

Notice, Public Hearings	6-32
Agenda	6-32
Content of Public Hearing Notice	6-33
Decision Notice	6-33
Notification Requirements	6-32
Public Notice	6-32

Notice, Public Meetings	6-32
Agenda as Notice of Meeting	6-32
Notice of Decision	6-32

Notice of Appeals	6-33
--------------------------	-------------

O

Officers, Boards and Commissions	1-8
Board of Adjustment	1-12
City Council	1-24
Design Review Board	1-22
Development Services Manager	1-8
Hearing Officer	1-12
Planning and Zoning Commission	1-15
Redevelopment Review Commission	1-17
Zoning Administrator	1-9

Office/Industrial Districts	3-11
Applicability of Other Code Chapters	3-12
Development Standards	4-10
Permitted Uses	3-13

Official Action	1-7
Notice	1-7
Official Action	1-7

Organization	1-2
How to Use the Zoning and Development Code	1-3
Authority, Purpose and Scope	1-2
Title	1-2

Outdoor Retailing	3-29
--------------------------	-------------

Outdoor Retail Display	3-29
-------------------------------	-------------

Overlay Zoning Districts	5-1
General Industrial Overlay District	5-8
Rio Salado Overlay District	5-1

Southwest Tempe Overlay District	5-5
Planned Area Development Overlay District	5-9

P

Parking	4-27
General Parking Standards	4-27
Landscape Standards	4-40
Parking Affidavit	4-34
Parking Area Dimensions	4-34
Parking Ratios	4-29
Shared Parking	4-34, Appendix F

Parking Affidavit	4-34
--------------------------	-------------

Parking Area Dimensions	4-34
--------------------------------	-------------

Parking, General Standards	4-27
Parking Required	4-27
Parking Standards Applicable in All Zoning Districts	4-27
Parking Standards Applicable in	
Single Family Uses and Development	4-28
Parking Standards Applicable in Zoning Districts	
Other Than Single Family	4-29

Parking Ratios	4-29
Accessible Parking Spaces	4-29
Bicycle Parking	4-31
Maximum Parking Spaces	4-29
On-Site Parking Spaces	4-29
Parking Calculations	4-30
Parking Ratio Table	4-31

Pedestrian Amenities	4-42
-----------------------------	-------------

Pedestrian and Bicycle	
Access and Circulation Standards	4-23
Access Ways	4-25
Accessibility	4-23
Pathway Design and Construction Standards	4-25
Pathway Safety, Comfort, and Convenience	4-24
Requirements for Shade on	
Long Access Ways and Pathways	4-26

Photometric Plan	4-46, Appendix E
-------------------------	-------------------------

Planned Area Development	6-16
Approval Criteria	6-16
Procedure	6-16
Property Owners Associations	6-17
Recordation	6-17

Planning and Zoning Commission	1-15
Appeals	1-17
Created and Purpose	1-15
Duties and Powers	1-15
Organization	1-16

Plant List, 2'	Appendix B
-----------------------	-------------------

Plant List, 3'	Appendix C
-----------------------	-------------------

Pre-existing Approvals	
(Grandfathered Approval)	1-6
Legality of Pre-existing Approvals	1-6
Subsequent Applications	1-6

Preliminary Review Process	6-9
Application Requirements	6-9
Preliminary Review Conference	6-9

Private Utilities Coordination	4-14
---------------------------------------	-------------

Prohibited Lighting	4-49
----------------------------	-------------

Public Hearing Review	6-6
Appeal	6-7
Completeness Determination	6-6
Decision	6-36
Mail Notice	6-6
Neighborhood Meeting	6-6
Notice of Decision	6-7
Post Notice on Property	6-6
Preliminary Review Process	6-6
Public Hearing	6-7
Record	6-36
Review	6-7
Rules of Procedure	6-35
Schedule Public Hearing	6-6
Submit Application	6-6
Zoning Amendment Protest	6-36

Public Infrastructure	4-10
Conditions of Approval	4-10
Conformance With Public Facility Standards	4-10
Construction Plan Review and Permitting	4-11
General Requirements for Public Improvements	4-10
Impact Analysis	4-10
Private Utilities Coordination	4-14
Sanitary, Sewer, Storm Drainage and Water System Improvements	4-13
Transportation Improvements	4-11

Public Meeting Review	6-5
Appeal	6-6
Completeness Determination	6-6
Notice of Decision	6-6
Preliminary Review Process	6-5
Record	6-36
Review	6-6
Submit Application	6-6

Public Notice and Staff Reports	6-30
General Provisions	6-30
Neighborhood Meetings	6-30
Notice for Public Hearings	6-32
Notice for Public Meetings	6-32
Notice of Appeals	6-33
Staff Reports	6-34

R

Re-application and Reconsideration of Decisions	6-40
Motion for Reconsideration	6-40
Motion for Reconsideration and Appeal Period	6-41
Motion for Reconsideration as Nonpublic Hearing Item	6-41
Process for Reconsideration	6-41
Re-application	6-40
Reconsideration and Appeals	6-41
Reconsideration as Extraordinary Remedy	6-40
Reconsideration Limit	6-41

Redevelopment Review Commission	1-17
Appeals	1-21

Boundaries	1-18
Created and Purpose	1-17
Duties and Powers	1-19
Organization	1-20

Repeal, Saving Clause and Application	1-5
Application	1-5
Repeal	1-5
Saving Clause	1-5

Residential Districts	3-1
Development Standards	4-5
Permitted Uses	3-1
Purpose and Applicability	3-1

Residential Sales Office, Temporary	3-28
Conversion and Final Approval of Dwelling	3-28
Location	3-28
Temporary Certificate of Occupancy	3-28

Revocation of a Permit/Approval	6-44
Option to Reapply for Permit/Approval	6-45
Procedure and Criteria	6-44
Revoke Permit/Approval	6-45

Rio Salado Citizen Advisory Commission	1-12
---	-------------

Rio Salado Overlay District	5-1
Additional Information and Regulations	5-3
Boundaries	5-4
Boundary Map	5-2
General Regulations	5-2

S

Sanitary Sewer, Storm Drainage, and Water System Improvements	4-13
Adequate Public Facilities	4-13
Design	4-14
Storm Water Retention Required	4-14
Underground Facilities	4-14

Screens, Walls, and Access	
Control Landscapes	4-42
Alleys	4-45
Fence and Wall Height	4-43
Land Use Buffers	4-43
Mobile Home Parks, Mobile Home Subdivisions, and Trailer Parks	4-45
Outdoor Storage Areas	4-45
Parking Lot Screens	4-44
Reverse Frontage Walls	4-43
Service Areas	4-45
Wall Design	4-43

Security Gates Design Guidelines	Appendix A-VI
---	----------------------

Security Plan	6-29
Procedure and Approval Criteria	6-29

Shared Parking	6-27
Approval Criteria	6-27
Implementation	4-34
Location	4-34
Procedure	6-27
Shared Parking Model	4-34, Appendix F
Shared Parking Report	4-34

Shared Parking Model	Appendix F
-----------------------------	-------------------

Signs	4-52
General Sign Standards	4-53
Non-Commercial Speech	4-52
Permitted Signs	4-58
Sign Permits, Fees and Procedures	4-70

Signs, General Standards	4-53
Ceased Signs	4-54
Comprehensive Sign Package	4-57
Definitions	4-53, 7-23
Exempt Signs	5-54
Prohibited Signs	4-53
Sign Area Measurement	4-54
Sign Height Measurement	4-54
Sign Illumination	4-56
Sign Maintenance	4-56
Unauthorized Signs	4-54

Signs, Permitted	4-58	Bed and Breakfast	3-22
Address Sign	4-60	Boarding Room	3-24
Awning Sign	4-60	Boutique	3-23
Boutique Directional Sign	4-60	Child Care, In Home	3-23
Building Mounted Signs	4-61	Drive-Through Facilities	3-24
Construction Signs	4-61	Group Homes for Adult Care, Persons with Disabilities, and Child Shelter	3-25
Directional Sign	4-61	Guest Quarters	3-25
Directory Sign	4-62	Home Occupation	3-26
Flags	4-62	Hospitals, Sanitariums, Nursing Homes	3-27
Freestanding Identification Sign	4-62	Live-Work	3-28
Freeway Sign	4-63	Mini-Warehouse	3-28
Future Development Sign	4-63	Mobile Homes	3-28
Holiday Decorations	4-64	Outdoor Retailing	3-29
Lead-in Sign	4-64	Outdoor Retail Display	3-29
Menu Board	4-65	Residential Sales Office, Temporary	3-30
Political Sign	4-65	Single-Family Residential Second Story Addition or Rebuild	3-30
Portable Sign	4-66	Wireless Telecommunication Facilities	3-30
Sale, Lease or Rent Sign	4-66		
Service Station Signs	4-66		
Special Event Sign	4-67		
Subdivision Advertising	4-68	Specific Area Plan	6-12
Subdivision Identification Sign	4-69	Amendment	6-15
Theatre/Museum Marquee Sign	4-69	Approval Criteria	6-14
Window Signs	4-70	Procedure	6-13
Unauthorized Signs	4-54		
		Staff Reports	6-34
Sign Permits, Fees and Procedures	4-70	Boards and Commissions	6-34
Permit Procedures	4-70	City Council	6-34
Permits and Fees	4-70		
Sign Permit Criteria	4-70	Subdivisions, Lot Splits and Adjustments	6-19
		Approval Criteria	6-20
Single Family Residential Second Story Addition or Rebuild	3-30	Procedure	6-20
Southwest Tempe Overlay District	5-5	T	
Boundaries	5-9		
Boundary Map	5-5	Time Extension	6-44
General Regulations	5-6	Procedure and Approval Criteria	6-44
Prohibited Uses	5-6	Timing of Extension	6-44
Special Regulations, Building Design	5-7		
Yard, Height, Area and Density Requirements	5-7	Transfer of Permits/Approvals	6-45
Special Use Standards	3-15	Transportation Improvements	4-11
Accessory Buildings, Uses and Structures	3-16		
Accessory Dwellings	3-17		
Adult-Oriented Businesses	3-18		
Agricultural Uses	3-21		

ADA Accessibility	4-13
Connectivity	4-11
Dedications	4-11
Grades and Curves	4-13
Neighborhood Accessibility and Traffic Calming	4-12
Private Streets	4-13
Street Access	4-11
Street Layout and Design	4-11
Street Lights	4-13
Street Names	4-13
Street Stubs	4-13
Transit Facilities	4-12

U

Use of Real Property	1-6
-----------------------------	------------

Use Permit	6-21
Applicability Based on Square Feet of Use	6-21
Approval Criteria	6-22
Burden of Proof	6-23
Conditions	6-23
Effect of Use Permit	6-23
Exceptions and Special Use Permit Provisions	6-24
First Amendment	6-22
Procedure, Hearing Officer, Board of Adjustment	6-21
Procedure, Planning Commission, Redevelopment Review	
Commission or City Council	6-21
Time Limitation	6-23
Use Modifications	6-23

Uses Permitted in Commercial and Mixed-use	3-4
Applicability of Other Code Chapters	3-5
Development Standards	4-7
Permitted Uses Tables	3-6

V

Variances	6-25
Approval Criteria	6-26
Conditions of Approval	6-26
Decision-Making Bodies	6-26
Procedure	6-26
Time Limitations	6-26

Violations and Penalties	1-4
Number of Offenses	1-4
Penalty	1-4
Property Owner is Responsible Party	1-4
Violations	1-4

W

Wireless Telecommunication Facilities	3-30
Abandoned Tower/Antenna	3-32
Application Requirements	3-31
Building mounted	3-30
Co-location	3-31
Towers	3-30

Z

Zoning Administrator	1-9
Created and Purpose	1-9
Opinions	Appendix I
Duties and Powers	1-9

Zoning Administrator Opinions	Appendix H
--------------------------------------	-------------------

Zoning Districts	2-1
Commercial and Mixed Use	2-2
Location and Boundaries of Districts	2-3
Office/Industrial	2-2
Overlay	2-3
Residential	2-1

Zoning Map and Code Text Amendment	6-15
City Council Review and Approval Criteria	6-16
Procedure	6-15